



Gordon Hill, Enfield, EN2 0QP

welcome to

Gordon Hill, Enfield

Barnfields have pleasure in presenting this spacious and extended four / five bedroom Victorian family house within minutes of Gordon Hill Rail Station (Moorgate Line), local shops, pubs, restaurants, parks and the Wren & One Degree Academy Schools and within easy access of Enfield Town centre, the M25 Motorway and greenbelt countryside.

The delightful and character property benefits from off street parking, en-suite shower room, spacious kitchen/diner and a rear garden extending to over 130'.





Entrance Lobby

Fitted carpet, dado rail, composite front door, door to:

Entrance Hall

Fitted carpet, radiator, dado rail, coving to ceiling, understairs storage cupboard.

Lounge

25' 8" into bay x 12' 10" max (7.82m into bay x 3.91m max)

Fitted carpet, two double radiators, gas fire with marble surround and hearth, wooden mantle over, coving and decorative rose to ceiling, flush folding doors to split front and rear sections, casement door to garden.

Kitchen / Diner

21' x 8' 3" into bay (6.40m x 2.51m into bay)

Fitted in a range of white base and wall cupboards with stainless steel sink and drainer inset to work surface, electric oven and grill, five ring gas hob with extractor fan over, plumbing for washing machine and dishwasher, vinyl floor, double radiator, casement door to side, wall mounted gas central heating boiler.

Rear Lobby

Door to garden and W.C.

W.C.

high flush W.C, radiator, ceramic tiled floor.

First Floor Landing

Fitted carpet, radiator.

Bedroom One

16' 4" max x 12' 5" (4.98m max x 3.78m)

Fitted carpet, radiator, picture rail, two double built in wardrobe cupboards.

Bedroom Two

10' 6" max x 10' 5" (3.20m max x 3.17m)

Fitted carpet, radiator, built in low-lever storage and shelving to chimney recess.

Bedroom Three

9' 10" x 8' 6" (3.00m x 2.59m)

Fitted carpet, radiator, access to loft, built in wardrobe cupboard with cupboard over bedspace.

Bathroom W.C.

10' 11" x 8' 6" (3.33m x 2.59m)

Comprising W.C, wash hand basin, panelled bath with mixer taps a shower attachment, glass shower screen, part tiled walls, double radiator, vinyl floor, frosted window to side.

Second Floor

Lounge / Kitchen / Bedroom

17' 9" max x 11' 6" max (5.41m max x 3.51m max)

Dual aspect, wood effect floor, double radiator, eaves storage cupboard, range of base units with stainless steel sink inset to worksurface, two ring electric hob, tiled splashback, space for fridge freezer, door to en-suite.

En-Suite Shower

Bracket basin, tiled shower cubicle with glass screen, W.C, tiled walls, extractor fan, wall light and shaver point, spotlights to ceiling, Velux to front.

Bedroom Five

10' 10" x 7' 10" (3.30m x 2.39m)

Fitted carpet, radiator, spotlights to ceiling.

Outside

Front Garden

Brick paved providing off street parking.

Rear Garden

Extending to over 130' with an abundance of mature shrubs, trees and well stocked beds, with large lawn, timber shed and green house.



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welcome to

Gordon Hill, Enfield

- Five Spacious Bedrooms
- 130' + Rear Garden
- Off Street Parking
- Close To Wren & One Degree Academy Schools
- 21' Kitchen / Diner

Tenure: Freehold EPC Rating: D
Council Tax Band: E

Offers In Excess Of
£700,000



Gordon Hill, Enfield, EN2

Approximate Area = 1516 sq ft / 140.8 sq m
Limited Use Area(s) = 33 sq ft / 3 sq m
Outbuilding = 114 sq ft / 10.5 sq m
Total = 1663 sq ft / 154.3 sq m
For identification only - Not to scale



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Property Ref:
ENF105436 - 0004

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Please note the marker reflects the postcode not the actual property